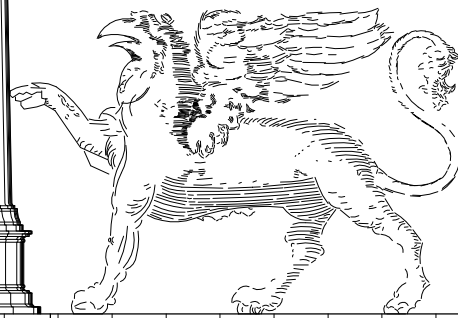
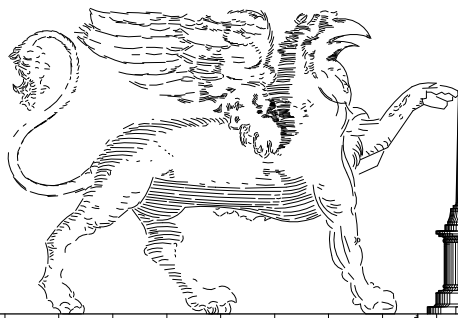


No.	Revision / Issue	Date
J	Client Comments	11-28-07

No.	Revision / Issue	Date
A	Issued For Review	051705
B	Client Comments	052605
C	Client Comments	6-21-05
D	Client Comments	8-9-06
E	Client Comments	2-26-07
F	Client Comments	6-18-07
G	Client Comments	8-7-07
H	Client Comments	8-8-07
I	Client Comments	9-25-07

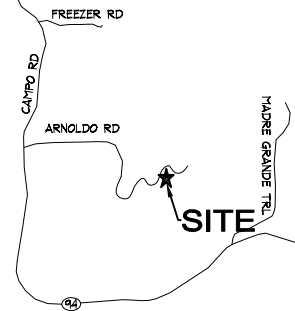


P05-022

Sprint
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CA8414J ENGINEER SPRINGS
1654 ARNOLDO ROAD, DELZURA, CA 91917

DIRECTIONS TO SITE
FROM SAN DIEGO NEXTEL OFFICE, TAKE I-805 SOUTH TAKE THE CA-94 EAST EXIT. CONTINUE ON CA-94 TOWARDS CAMPO, CA-94 BECOMES CAMPO ROAD. TURN LEFT ON ARNOLDO ROAD. ARRIVE AT 1654 ARNOLDO ROAD, DELZURA, CA 91917



RF INITIALS: _____ DATE _____

ARCHITECT INITIALS: _____ DATE _____

SITE ACQUISITION INITIALS: _____ DATE _____

ZONING/PLANNING INITIALS: _____ DATE _____

CONSTRUCTION INITIALS: _____ DATE _____

LANDLORD INITIALS: _____ DATE _____

ACCESSIBILITY DISCLAIMER
THIS PROJECT IS AN UNOCCUPIED WIRELESS TELECOMMUNICATIONS FACILITY AND, ACCORDING TO WRITTEN INTERPRETATION FROM THE CALIFORNIA DEPARTMENT OF THE STATE ARCHITECT, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.

PROJECT STATEMENT
I HEREBY CERTIFY THAT THIS PROJECT COMPLIES WITH TITLE 24, PART 6 OF THE CALIFORNIA STATE CODE.



DIRECTIONS TO SITE

VICINITY MAP

CLIENT APPROVALS

TITLE 24 COMPLIANCE

- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO:
1. CALIFORNIA BUILDING CODE - 2001 (TITLE 24)
 2. UNIFORM BUILDING CODE - 1997
 3. UNIFORM MECHANICAL CODE - 2000
 4. UNIFORM PLUMBING CODE - 2000
 5. NATIONAL ELECTRICAL CODE - 1999
 6. LIFE SAFETY CODE - N.F.P.A. 101 - 1985 & 1991
 7. NATIONAL COUNCIL ON RADIATION PROTECTION AND MEASUREMENTS #34
 8. RULES AND REGULATIONS OF PRIVATE AND PUBLIC UTILITIES
 9. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
 10. AMERICAN SOCIETY OF TESTING MATERIALS (ASTM)
 11. FEDERAL SPECIFICATIONS (FED. SPEC.)
 12. UNDERWRITERS LABORATORIES
 13. NATIONAL FIREPROTECTION ASSOCIATION (NFPA) (AS ADOPTED BY THE STATE AGENCIES)

SITE NAME
ENGINEER SPRINGS
SITE NUMBER
CA8414J
SITE ADDRESS
1654 ARNOLDO ROAD,
DELZURA, CA 91917
LANDLORD
SWIFT FAMILY TRUST
945 CORDOVA STREET
SAN DIEGO, CA 92107
APPLICANT
SPRINT NEXTEL
5761 COPLEY DR. SUITE 100
SAN DIEGO, CA 92111
(619) 726-8100 (858) 650-4202 FAX
ATTN: DEBRA DEPRATTI

LANDLORD CONTACT
JUDI SWIFT
(619) 468-9464

ASSESSOR'S PARCEL NUMBER:
649-141-06
CURRENT ZONING:
A72
(E) OCCUPANCY:
NA
(E) TYPE OF CONSTRUCTION: (N) TYPE OF CONSTRUCTION:
V-N V-N
PROJECT DESCRIPTION: MINOR USE PERMIT
SPRINT NEXTEL PROPOSES TO CONSTRUCT, OPERATE AND MAINTAIN AN UNMANNED, WIRELESS COMMUNICATIONS FACILITY AT THIS SITE.

THE FACILITY WILL CONSIST OF APPROXIMATELY 650 LEASE AREA W/ 240 OF SQUARE FEET OF EQUIPMENT SHELTER. TWELVE DIRECTIONAL PANEL ANTENNAS WILL BE MOUNTED TO A 35 FT. HIGH FAUX BROADLEAF TREE. ANTENNAS PAINTED TO MATCH ARTIFICIAL LEAVES. ELECTRICAL AND TELCO RUNS TO SITE.

OPERATING FREQUENCIES:
TRANSMIT: 851-869, 935-940,
1900-1995 MHz
RECEIVE: 806-824, 846-901,
1910-1915 MHz
ERP = 100 WATTS MAX.

LATITUDE: N 32°37'31.8"
LONGITUDE: W 116°45'32.3"
GROUND ELEV.: 1665'

ARCHITECTS & ENGINEERS
MITCHELL J. ARCHITECTURE
4885 RONSON COURT, SUITE N
SAN DIEGO, CA 92111
TEL: (858) 650-3130
FAX: (858) 650-3140

CONTACT : ART BROWN (PROJECT MANAGER)

DARSONO DESIGN ASSOCIATES LNC.

LANDSCAPE ARCHITECTURE PLANNING
5014 MOUNT LA PLATTA DRIVE
SAN DIEGO, CA 92117
TEL: (858) 541-2007
FAX: (858) 541-2008

CONTACT: DARSONO CUNNINGHAM

Sheet List Table	
Sheet Number	Sheet Title
G-001	TITLE SHEET-PROJECT INFORMATION & VICINITY MAP
A-101	SITE PLAN & NOTES
A-201	EXTERIOR ELEVATIONS
A-401	ENLARGED SITE PLAN
D-501	ANTENNA PLAN & SHELTER ELEVATIONS
L-101	IRRIGATION PLAN
L-102	PLANTING PLAN

MCMXCVII

APPLICABLE CODES

MCMXCVII

PROJECT SUMMARY

MCMXCVII

CONSULTANT TEAM

MCMXCVII

SHEET INDEX

Title Sheet, Project Information & Vicinity Map

ENGINEER SPRINGS
CA 8414J
1654 ARNOLDO ROAD
DELZURA, CA 91917

architecture Mitchell J architecture



Project: 05102.11
Date: 7-18-05
Drawn By: edl,acb
Checked By: mjc
Scale: NO SCALE

Mitchell J. Architecture

G-001

No.	Revision / Issue	Date
J	Client Comments	11-28-07

No.	Revision / Issue	Date
A	Issued For Review	051705
B	Client Comments	052605
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G	Client Comments	8-7-07
H	Client Comments	8-8-07
I	Client Comments	9-25-07

ARNOLDO ROAD

PARCEL 1
PM 9776
N.A.P.
APN: 649-141-03

PARCEL 2
PM 9776
N.A.P.
APN: 649-141-04

PARCEL 3
PM 9776
N.A.P.
APN: 649-141-05

SECTOR '1'
AZIMUTH 0°
4 ANTENNAS

SECTOR '3'
AZIMUTH 240°
4 ANTENNAS

APN: 649-141-02

- (E) SEPTIC FIELD
- (E) RESIDENTIAL BUILDING
- (E) 16 FT. WIDE CONC. DRIVEWAY
- (E) SEPTIC FIELD
- (E) CARGO CONTAINER
- (E) 20 FT. WIDE DIRT DRIVEWAY
- LOCATION FOR PROPOSED SPRINT NEXTEL UNMANNED EQUIPMENT SHELTER, CALIFORNIA COACH APPROVED (11'-6" x 20'-0") AND 35' HIGH FAUX BROADLEAF TREE. PRE-CAST CONCRETE EQUIPMENT SHELTER WITH AGGREGATE EXTERIOR FINISH & CLASS 'A' ROOF ASSEMBLY TO BE PAINTED AND TEXTURED WITH EARTHTONES TO MATCH (E) SURROUNDINGS. SEE SHEET A-401 FOR ENLARGED SITE PLAN.
- (E) UTILITY POLE TELCO P.O.C.
- (E) ROCK OUTCROPPINGS, TYP.

- (E) WATER RESERVOIR
- (E) 20 FT. WIDE DIRT DRIVEWAY (PRIVATE ROAD EASEMENT)
- PROPOSED U/G ELECTRICAL TRENCH
- PROPOSED U/G TELCO TRENCH

EASEMENTS:
AWAITING TITLE REPORT.

SETBACKS
1. FRONT: 60 FT.
2. SIDE: 15 FT.
3. REAR: 25 FT.

LEGAL DESCRIPTION:
PARCEL 4 OF PARCEL MAP NO. 9776, FILED IN THE SAN DIEGO COUNTY RECORDERS OFFICE AS FILE NO. 80-077821. SAID PARCEL BEING A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, T. 18 S., R. 2 E., S.B.M., IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

Underground Service Alert

Call: TOLL FREE
1-800-422-4133

TWO WORKING DAYS BEFORE YOU DIG

NOTIFY DIG-ALERT OR PRIVATE LOCATING COMPANY PRIOR TO ANY EXCAVATING OR TRENCHING

ENGINEER SPRINGS
CA 92117
1654 ARNOLDO ROAD
DELZURA, CA 91917

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MITCHELL J. ARCHITECTURE, INC.
8885 Renshaw Court, Suite N
San Diego, CA 92121
(619) 550-5130 (ph) / 858.650.3140 (fax)
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Project	05102.11
Date	7-18-05
Drawn By	edl,acb
Checked By	mjc
Scale	1" = 200'-0"

Mitchell J. Architecture

A-101

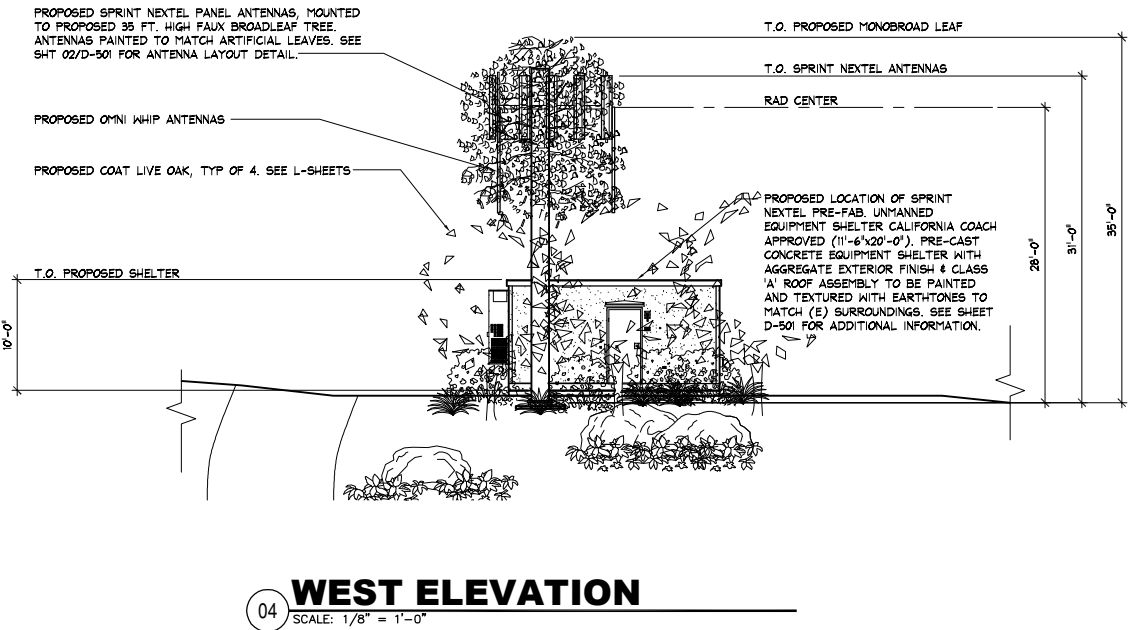
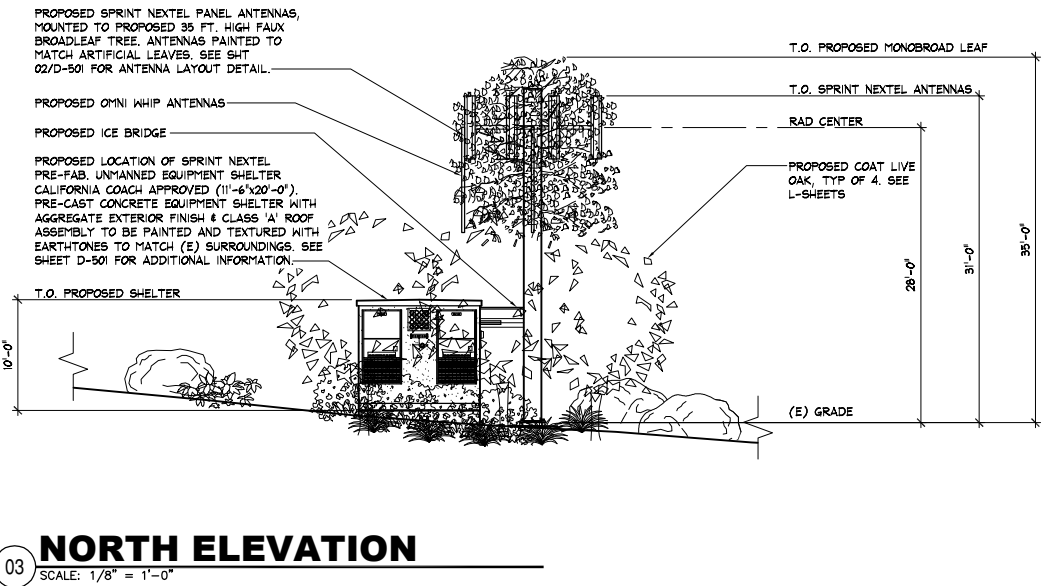
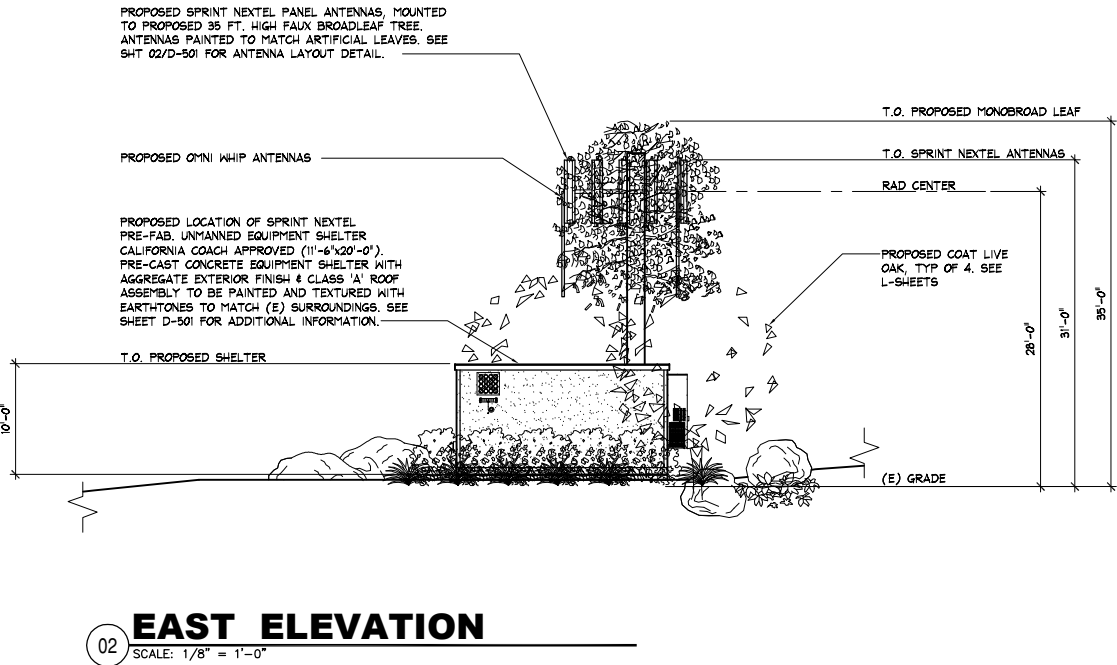
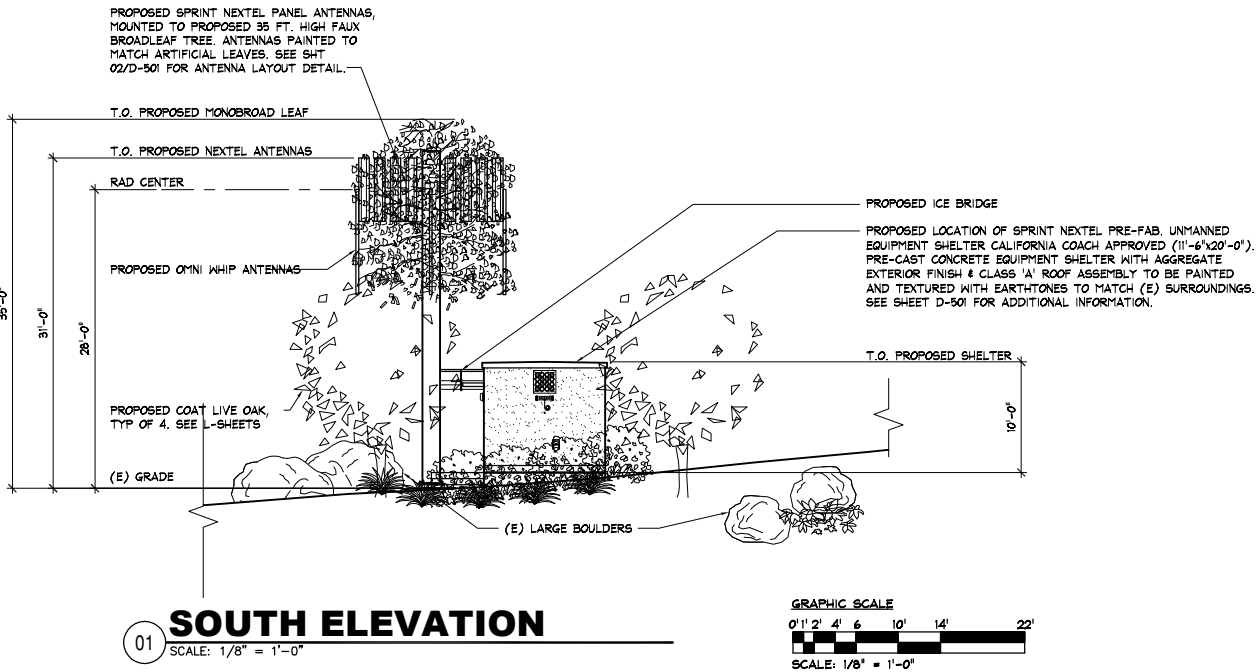
SITE PLAN
01
1" = 200'-0"

Plan Check No:

No.	Revision / Issue	Date
J	Client Comments	11-28-07

NOTE:
ANTENNAS, MOUNTING BRACKETS & ANY EXPOSED EQUIPMENT ON FAUX BROADLEAF TREE SHALL BE PAINTED TO MATCH THE ARTIFICIAL LEAVES
ANTENNA SCREENS WITH LEAVES SHALL BE PROVIDED FOR EACH ANTENNA TO PROVIDE ADDITIONAL SCREENING

No.	Revision / Issue	Date
A	Issued For Review	051705
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I	Client Comments	9-25-07



EXTERIOR ELEVATIONS

ENGINEER SPRINGS
1654 ARNOLDO ROAD
DELZURA, CA 91917

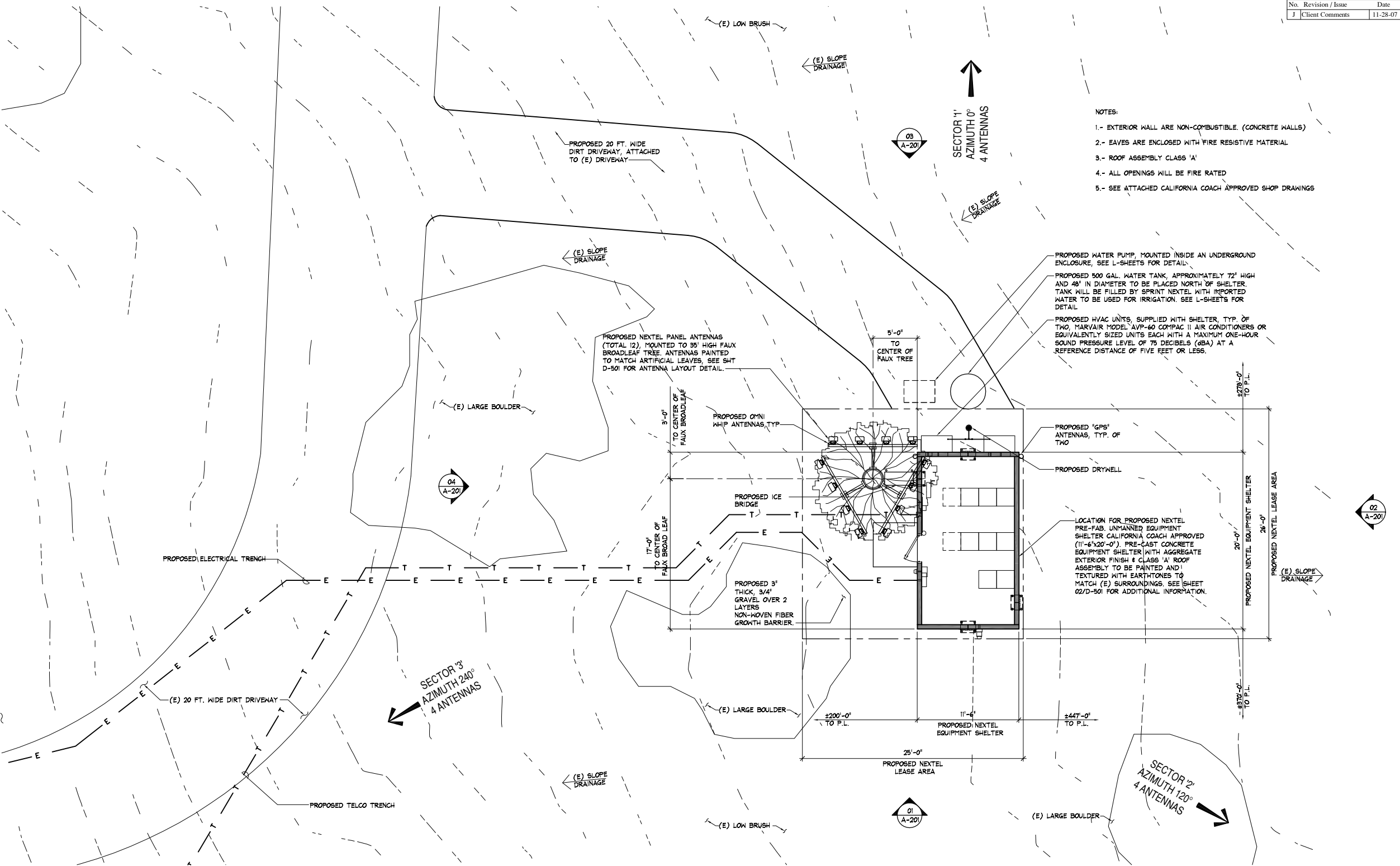
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No. C20355
REV. 3-31-09
STATE OF CALIFORNIA

Project: 05102.11
Date: 7-18-05
Drawn By: edl,acb
Checked By: mjc
Scale: 1/8" = 1'-0"

A-201



No.	Revision / Issue	Date
J	Client Comments	11-28-07

- NOTES:
- 1.- EXTERIOR WALL ARE NON-COMBUSTIBLE. (CONCRETE WALLS)
 - 2.- EAVES ARE ENCLOSED WITH FIRE RESISTIVE MATERIAL
 - 3.- ROOF ASSEMBLY CLASS 'A'
 - 4.- ALL OPENINGS WILL BE FIRE RATED
 - 5.- SEE ATTACHED CALIFORNIA COACH APPROVED SHOP DRAWINGS

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San Diego, CA 92111
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(619) 555-4222 (fax)



ENGINEER SPRINGS
1654 ARNOLDO ROAD
DELZURA, CA 91917



Project	05102.11
Date	7-18-05
Drawn By	edl,acb
Checked By	mjc
Scale	1/4" = 1'-0"

Mitchell J. Architecture

A-401



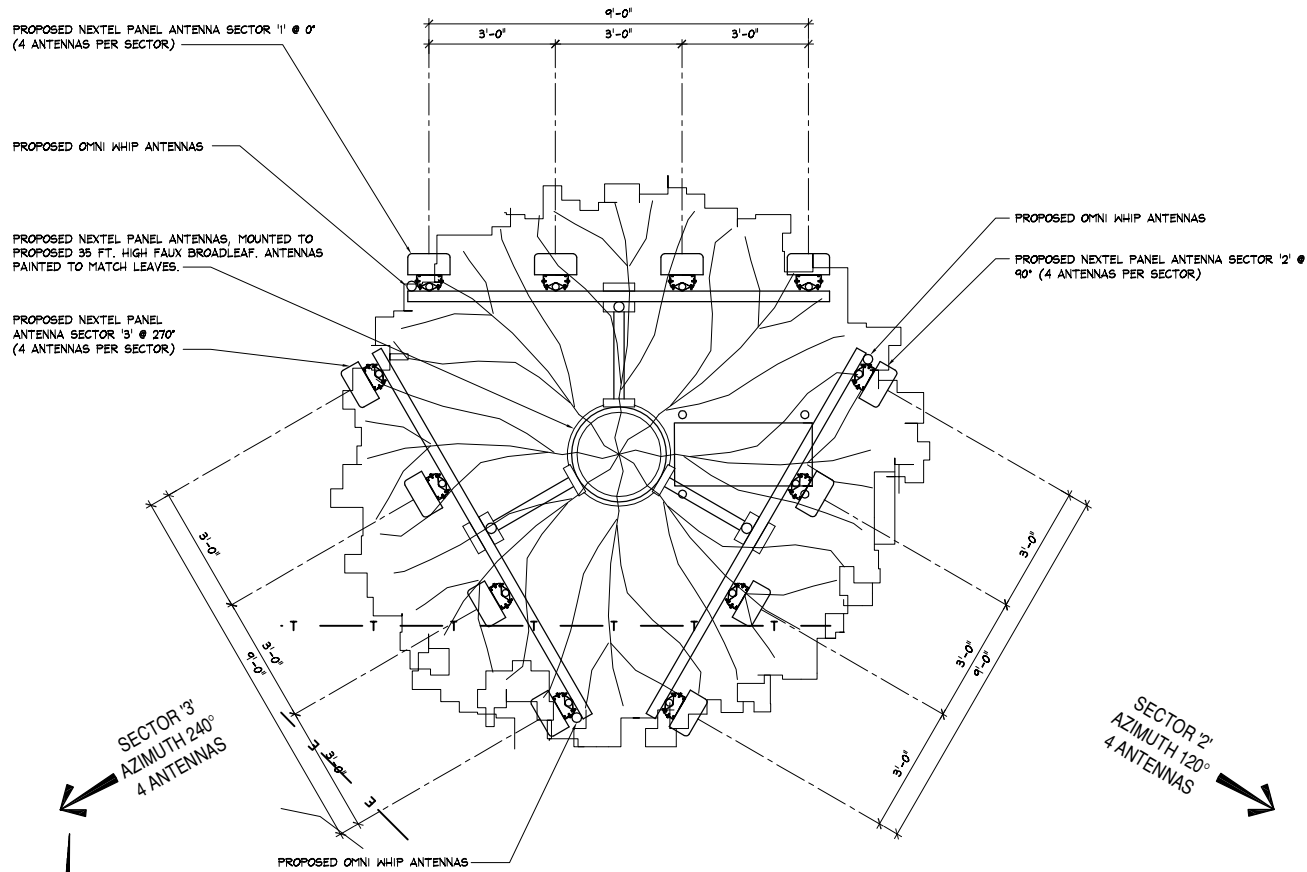
ENLARGED SITE PLAN

01 SCALE: 1/4" = 1'-0"

Plan Check No:

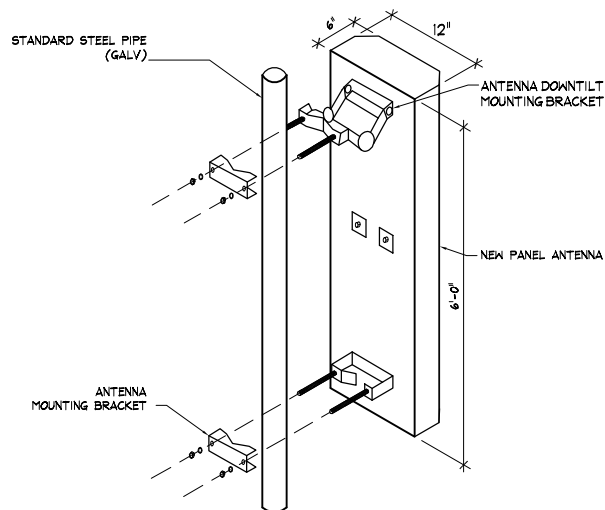
NOTE:
ANTENNAS, MOUNTING BRACKETS & ANY EXPOSED EQUIPMENT ON FAUX BROADLEAF SHALL BE PAINTED TO MATCH THE ARTIFICIAL LEAVES
ANTENNA SCREENS WITH LEAVES SHALL BE PROVIDED FOR EACH ANTENNA TO PROVIDE ADDITIONAL SCREENING

SECTOR 1'
AZIMUTH 0°
4 ANTENNAS



02 ANTENNA LAYOUT PLAN

1/4" = 1'-0"



OPERATING FREQUENCIES:
TRANSMIT: 851-869, 935-940,
1990-1995 MHz
RECEIVE: 806-824, 846-901,
1910-1915 MHz
ERP = 100 WATTS MAX.

03 ANTENNA ATTACHMENT

1" = 1'-0"

WALL MOUNTED HVAC UNITS, TYP OF 2
(SUPPLIED BY SHELTER MANUFACTURER)

NOTE:
SEE PLANS FOR EXACT DOOR & CONC. LANDING LOCATION
SEE MANUFACTURER'S SHOP DRAWINGS FOR ADDITIONAL INFORMATION

WALL MOUNTED HVAC UNITS, TYP OF 2
(SUPPLIED BY SHELTER MANUFACTURER)
MARVAIR MODEL AVP-60 COMPACT II AIR CONDITIONERS OR EQUIVALENTLY SIZED UNITS EACH WITH A MAXIMUM ONE-HOUR SOUND PRESSURE LEVEL OF 75 DECIBELS (dBA) AT A REFERENCE DISTANCE OF FIVE FEET OR LESS.

WAVEGUIDE ENTRY PORT, SEE PLANS FOR EXACT PORT LOCATION TO BE USED (SUPPLIED BY SHELTER MANUFACTURER)

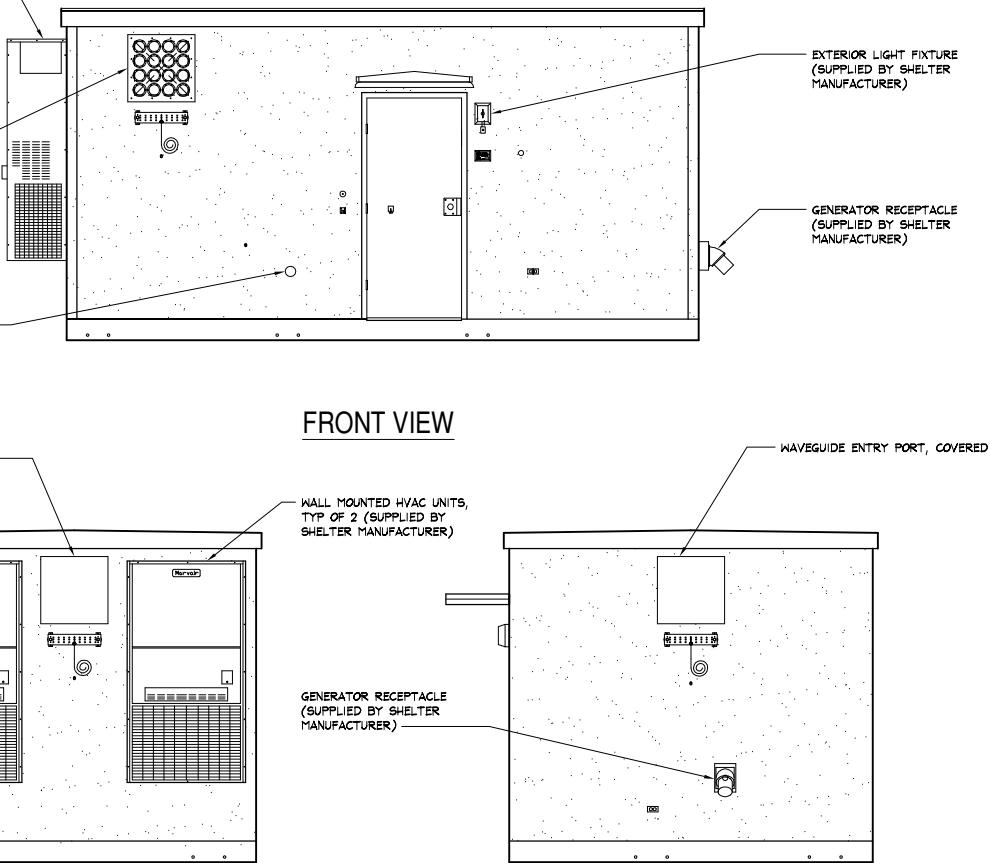
TELCO ENTRY PORT, PROVIDE PULL BOX AS NECESSARY

WAVEGUIDE ENTRY PORT, COVERED

PLAN VIEW

FRONT VIEW

SIDE VIEWS



01 EQUIPMENT SHELTER PLAN & ELEVATIONS

3/8" = 1'-0"

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EQUIPMENT SHELTER ELEVATIONS & ANTENNA PLAN

ENGINEER SPRINGS
1654 ARNOLDO ROAD
DELZURA, CA 91917

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Project	05102.11
Date	7-18-05
Drawn By	edl,acb
Checked By	mjc
Scale	AS SHOWN

Mitchell J. Architecture

D-501

ALL IRRIGATION MATERIALS AND PROCEDURES SHALL CONFORM TO THE COUNTY OF SAN DIEGO SPECIFICATIONS AND REQUIREMENTS.

2. IRRIGATION PLAN IS DIAGRAMATIC ONLY.

3. CONTRACTOR IS RESPONSIBLE FOR BEING AWARE OF ALL EXISTING SITE CONDITIONS.

4. IRRIGATION CONTRACTOR SHALL ADJUST ALL HEADS TO PROVIDE AN EVEN COVERAGE AND TO KEEP SPRAY OFF OF THE WALKWAYS, WALLS, STREETS AND DRIVES.

5. AS A MINIMUM, ALL IRRIGATION HEADS LOCATED ADJACENT TO WALKWAYS, STREETS AND DRIVES SHALL BE INSTALLED ON POP-UP DEVICES.

6. WHEN THE IRRIGATION SYSTEMS ARE COMPLETED, THE CONTRACTOR, IN THE PRESENCE OF THE OWNER/DEVELOPER'S AUTHORIZED REPRESENTATIVE OR THE LANDSCAPE ARCHITECT, SHALL PERFORM A TEST OF COVERAGE OF WATER AFFORDED THE PLANTING AREAS TO ENSURE THAT IT IS COMPLETE AND ADEQUATE. THE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK REQUIRED TO CORRECT ANY INADEQUACIES OF COVERAGE AT HIS OWN COST.

7. PRIOR TO BURYING IRRIGATION LINES:

A) ALL MAINLINE IN THE SYSTEM SHALL BE CAPPED AND PRESSURE TESTED AT 150 PSI FOR A PERIOD OF FOUR (4) HOURS. ANY LEAKS FOUND SHALL BE CORRECTED BY REMOVING THE LEAKING PIPE OR FITTINGS AND INSTALLING NEW MATERIAL IN ITS PLACE.

B) ALL LATERAL LINES SHALL BE PRESSURE TESTED AT DESIGN PRESSURE FOR ONE (1) HOUR.

C) THE CONTRACTOR SHALL NOT ALLOW NOR CAUSE ANY OF HIS WORK TO BE COVERED UNTIL IT HAS BEEN INSPECTED, TESTED, AND APPROVED BY THE OWNER OR THE LANDSCAPE ARCHITECT.

ALL PRESSURE MAINLINES SHALL BE BURIED EIGHTEEN (18) INCHES DEEP, AND ALL LATERAL LINES SHALL BE BURIED TWELVE (12) INCHES DEEP. DEPTH FOR BOTH MAINLINE AND LATERAL LINES, WHEN PASSING UNDER FUTURE DRIVES, SHALL BE BURIED THIRTY (30) INCHES DEEP INSIDE SCHEDULE 40 SLEEVES TWICE THE DIAMETER OF THE SLEEVED LINE.

MAIN LINES: ALL PIPING UNDER CONSTANT PRESSURE BETWEEN WATER METER AND OR SUPPLY SYSTEM AND CONTROL VALVES AS PER LOCAL CODE OR SHALL BE PVC SCHEDULE 40 OR CLASS 315 PVC UNLESS OTHERWISE SHOWN ON THE DRAWINGS, DETAILS, OR LEGEND.

LATERAL LINES: ALL PIPING UNDER INTERMITTENT PRESSURE, DOWN STREAM OR CONTROL VALVES SHALL BE RIGID PVC 1120, SDR 21 OR CLASS 200 PVC UNLESS OTHERWISE SHOWN ON THE DRAWINGS, DETAILS, OR LEGEND.

ALL PLASTIC FITTINGS SHALL BE RIGID POLYVINYL CHLORIDE, STANDARD SCHEDULE 40 TYPE I AND II. ALL RISERS AND NIPPLES SHALL BE REAMED SCHEDULE 80 PVC.

ALL REMOTE CONTROL VALVES SHALL BE INSTALLED 18" FROM THE TOP OR TOE OF SLOPE A MINIMUM OF 12" ABOVE THE HIGHEST SPRINKLER HEAD ON THE SERVICED SYSTEM. BALL VALVES SHALL BE INSTALLED IN TEN (10) INCH ROUND VALVE BOXES WITH PEA GRAVEL BENEATH THE VALVE, SEE DETAIL.

ALL WIRE SHALL BE ANG-UF DIREST BURIAL TYPE, AND ALL CONNECTIONS SHALL BE MADE WITH PEN-TITE® CONNECTORS OR APPROVED EQUAL. SPLICES ARE NOT ACCEPTABLE. TWO (2) ADDITIONAL WIRES SHALL BE RUN FROM THE CONTROLLER/S TO THE LAST VALVE ON THE MAINLINE. AN ADDITIONAL TWO (2) WIRES SHALL BE RUN FOR EACH SPLIT IN THE MAINLINE.

ALL WIRE SHALL BE BUNDLED AND PLACED BENEATH THE MAINLINE AND TAPED AT INTERVALS OF TEN (10) FEET. ALL WIRE SHALL BE SLEEVED SEPARATELY WHEN PASSING UNDER PAVED AREAS. SLEEVES SHALL BE TWICE THE DIAMETER OF THE BUNDLED WIRE OR A MINIMUM OF FOUR (4) INCHES IN DIAMETER.

ALL MAINLINE AND LATERAL LINES SHALL BE SLEEVED WITH PVC SCHEDULE 40, A MINIMUM OF TWICE THE DIAMETER OF THE SLEEVED LINE WHERE IT PASSES UNDER PAVED AREAS.

AUTOMATIC CONTROLLER/S ARE TO BE WALL MOUNTED OUTSIDE BUILDING AREA. A 20 VOLT RECEPTICAL SHALL BE PROVIDED BY THE OWNER/DEVELOPER. CONTROL WIRES SHALL BE SLEEVED IN ELECTRICAL CONDUIT FROM THE CONTROLLER TO THE MAINLINE. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND DIRECTIONS. VERIFY EXACT LOCATION OF THE CONTROLLER INSTALLATION WITH OWNER PRIOR TO FINAL CONNECTION.

ALL IRRIGATION LINES AND APPURTENANCES, WITH THE EXCEPTION OF IRRIGATION LATERALS AND HEADS PROVIDING IRRIGATION OF AREAS WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE INSTALLED OUTSIDE THE PUBLIC RIGHT-OF-WAY.

CHECK VALVES SHALL BE INSTALLED AS NECESSARY TO PREVENT DRAINAGE OF THE VARIOUS LATERAL SYSTEMS FROM OCCURRING AT THE HEADS OF LOWEST ELEVATION. NO MORE THAN TWELVE (12) FEET OF ELEVATION CHANGE SHALL SEPARATE CHECK VALVES. CHECK VALVES SHALL BE FIVE (5) PSI RATED.

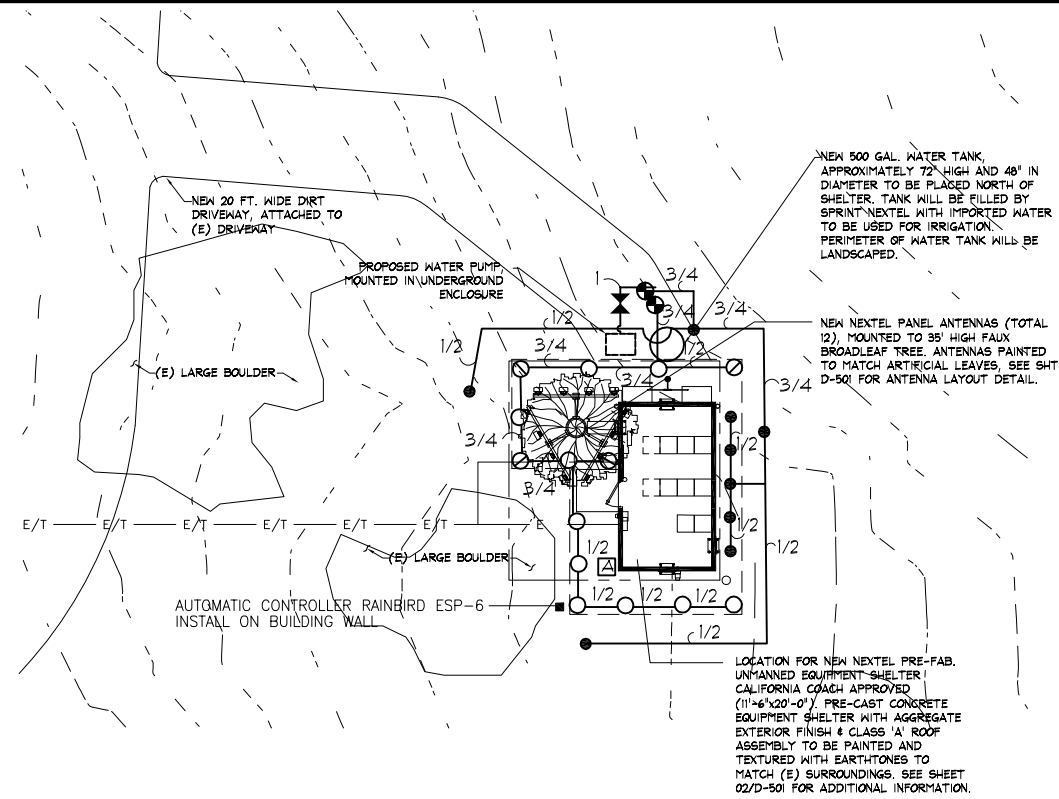
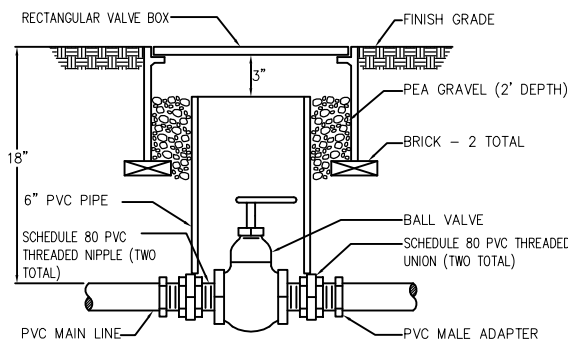
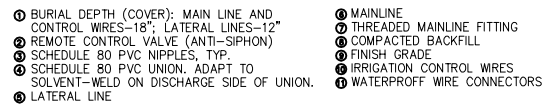
AFTER ALL NEW IRRIGATION PIPING AND RISERS ARE IN PLACE AND CONNECTED AND ALL OTHER NECESSARY WORK HAS BEEN COMPLETED, BUT PRIOR TO THE INSTALLATION OF IRRIGATION HEADS, REMOTE CONTROL VALVES SHALL BE OPENED AND A FULL HEAD OF WATER USED TO FLUSH OUT THE ENTIRE SYSTEM.

CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS AND RUBBISH INCIDENTAL TO THE WORK OF THIS SECTION ON A DAILY BASIS.

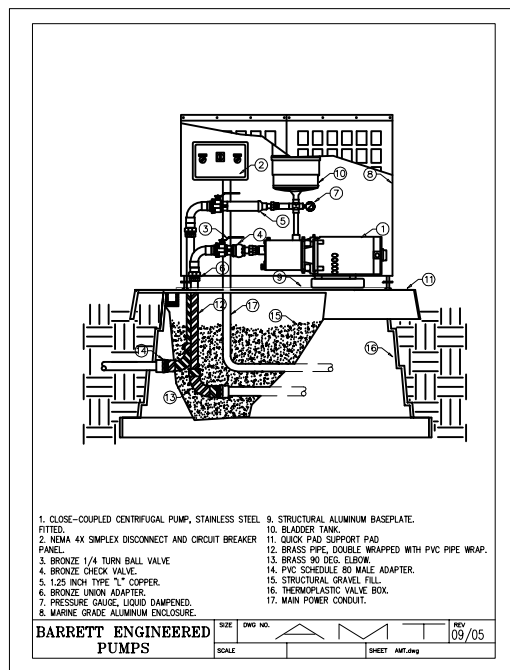
THE ENTIRE IRRIGATION SYSTEM SHALL BE GUARANTEED BY THE CONTRACTOR TO GIVE COMPLETE AND SATISFACTORY SERVICES AS TO MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF THE FINAL ACCEPTANCE OF THE WORK BY THE OWNER/DEVELOPER.

IRRIGATION CONTRACTOR SHALL MAINTAIN THE SYSTEM FOR A PERIOD OF THIRTY (30) DAYS AND SHALL WATER ON A DAILY BASIS.

ALL OTHER LOCAL, MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS, AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE IRRIGATION CONTRACTOR.



SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NUMBER	PRESSURE	RADIUS	GPM
	POP-UP SPRAY	RAINBIRD	1806-8F-FLT	30 PSI	8'	1.6(F)
	POP-UP SPRAY	RAINBIRD	1806-8H-FLT	30 PSI	8'	0.8(H)
	POP-UP SPRAY	RAINBIRD	1806-8Q-FLT	30 PSI	8'	0.4(Q)
	POP-UP SPRAY	RAINBIRD	1806-5F	30 PSI	5'	0.2(F)
	BALL VALVE	SPEARS	SPEARS BALL VALVE	1" SIZE, IN PLASTIC VALVE BOX		
	REMOTE CONTROL VALVE	RAINBIRD	ASVF SERIES	1"		
	SCHEDULE 40 PVC MAINLINE	BURY 18" DEEP		SEE PLAN FOR SIZE		
	CLASS 200 PVC LATERAL LINE	BURY 12" DEEP		SEE PLAN FOR SIZE		
	AUTOMATIC CONTROLLER	RAINBIRD	ESP-6 STATION OUTDOOR WALL MOUNT			



No.	Revision / Issue	Date
A	Issued For Review	04-02-07
B	Client Comments	8-7-07

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ENGINEER SPRINGS
CA 8414J
1654 ARNOLDO ROAD
DEI ZIR A CA 91917

Architecture



Project	05102.11
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Date	04-02-07
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Drawn By	darsono
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Checked By	d.d.a.
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Scale	1"=10'-0"
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Mitchell J. Architecture

L-101

PLANTING SPECIFICATIONS:

- ALL PLANTING MATERIALS AND PROCEDURES SHALL CONFORM TO THE COUNTY OF SAN DIEGO SPECIFICATIONS AND REQUIREMENTS.
- PRIOR TO PLANTING, THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL.
- LANDSCAPE CONTRACTOR SHALL REMOVE ALL EXISTING VEGETATION, INCLUDING ALL SLOPE GROUND COVER, TRASH, CLIPPINGS, ROCK OVER TWO (2) INCHES IN DIAMETER AND OTHER DEBRIS FROM ALL PLANTING AREAS ON THE SITE AND DISPOSE OF IT AT AN APPROVED DISPOSAL AREA.
- LANDSCAPE CONTRACTOR SHALL RAKE AND FINE GRADE ALL AREAS TO BE PLANTED PRIOR TO THE COMMENCEMENT OF PLANTING OPERATIONS. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE FINISH GRADING OF THE SITE. SITE SHALL BE RECEIVED AT PLUS OR MINUS ONE (1) INCH.
- ALL NEW PLANTING AREAS AND SLOPES ARE TO BE WATERED FOR FIFTEEN (15) DAYS PRIOR TO HERBICIDE APPLICATION. "ROUND-UP" HERBICIDE TO BE SPRAYED ON WEEDS PER MANUFACTURER'S DIRECTIONS. REPEAT APPLICATIONS MAY BE NECESSARY AFTER REQUIRED MINIMUM OF TWO (2), DEPENDING UPON WEED GROWTH. PLANTING TO COMMENCE TWELVE (12) DAYS AFTER LAST APPLICATION.
- ALL PLANTING AREAS SHALL RECEIVE THE FOLLOWING AMENDMENTS PER 1000 SQ. FT. RAKED INTO THE TOP TWO (2) INCHES OF SOIL.

A) SIX (6) LBS. OF 16-7-12+IRON FERTILIZER

B) THREE (3) POUNDS OF AGRICULTURAL GYPSUM
- PRIOR TO THE INCORPORATION OF THE AMENDMENTS, ALL PLANTING AREAS ARE TO BE THOROUGHLY WATERED IN A MANNER THAT WILL PASS A MINIMUM OF TWELVE (12) INCHES OF WATER THROUGH THE SURFACE SOIL ZONE. THIS PROCEDURE IS CALLED LEACHING AND ONLY WHEN COMPLETED AND SOLUBLE SALTS ARE ADEQUATELY LOW SHALL THE ABOVE AMENDMENTS BE INCORPORATED.
- FOR EACH CUBIC YARD OF BACKFILL CONSISTING OF 60% LEACHED ON-SITE SOIL AND 40% NITROGEN STABILIZED WOOD SHAVINGS, THE FOLLOWING AMENDMENTS SHALL BE INCORPORATED:

A) 1 LB. AGRIFORM SLOW RELEASE FERTILIZER 12-12-12

B) 2 LBS. IRON SULFATE (DO NOT PLACE ON CONCRETE SURFACES)

C) 1 LB. SOIL SULPHUR

NOTE: THE ABOVE SOIL AMENDMENTS IN ITEMS SIX (6) AND EIGHT (8) ARE SPECIFIED FOR BIDDING PURPOSES ONLY. A MINIMUM OF THREE (2) SOIL SAMPLES SHALL BE TAKEN FROM VARIOUS POINTS IN THE SLOPE PLANTING AREAS AND ANALYZED BY SOIL TESTING LABORATORY.

RECOMMENDATIONS FOR TREE AND SHRUB BACKFILL, AS WELL AS BROADCAST AMENDMENT RECOMMENDATIONS FOR ALL SLOPE AREAS SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION.

- D) PLANTING TABLETS 20-10-5
- 2-21 GRAM TABLETS PER 1 GALLON CONTAINER

3-21 GRAM TABLETS PER 5 GALLON CONTAINER

4-21 GRAM TABLETS PER 15 GALLON CONTAINER

1-21 GRAM TABLET PER 4" OF BOX SIZE

- ALL TREES SHALL BE PLANTED OUTSIDE THE PUBLIC RIGHT-OF-WAY UNDER THE FOLLOWING CONDITIONS:

A) 10'-0" AWAY FROM TRAFFIC SIGNS (STOP SIGNS)

B) 5'-0" AWAY FROM UNDERGROUND UTILITY LINES

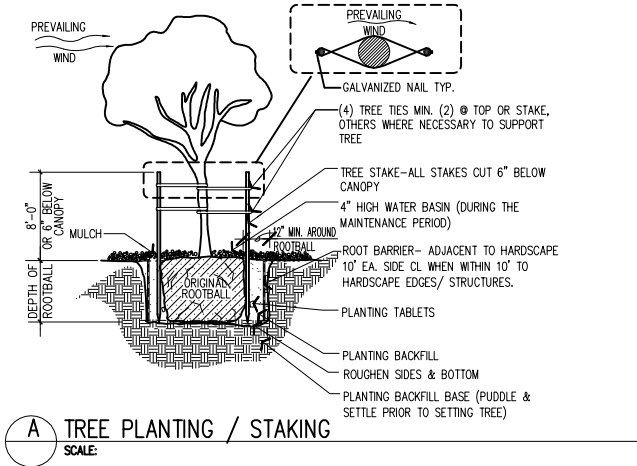
C) 10'-0" AWAY FROM ABOVE GROUND UTILITY STRUCTURES

D) 10'-0" AWAY FROM DRIVEWAYS (ENTRIES)

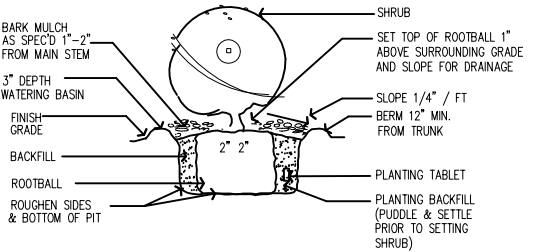
E) 25'-0" AWAY FROM INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS)

SHOULD IT BE NECESSARY TO PLANT WITHIN 10'-0" OF HARDSCAPE, WALLS AND/OR STRUCTURES, A ROOT CONTROL BARRIER SHALL BE UTILIZED. BARRIER SHALL EXTEND ALONG THE EDGE OF THE HARDSCAPE, WALL AND/OR STRUCTURE BEING PROTECTED TO THE EXTENT OF THE MATURE DRIP LINE OF THE TREE (MINIMUM 10'-0").

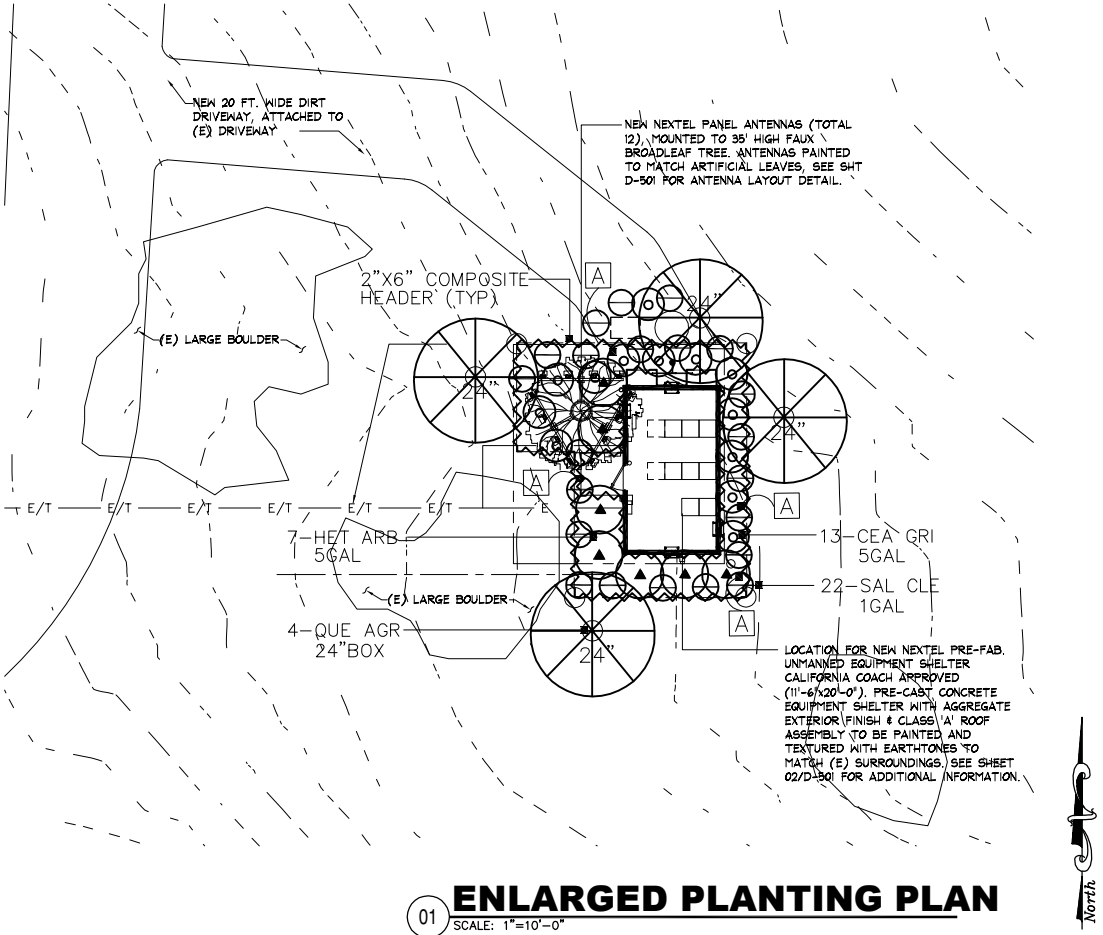
- PLANT PITS SHALL BE SQUARE AND TWO (2) TIMES GREATER IN DIAMETER THAN THE PLANT CONTAINER AND AT LEAST TWELVE (12) INCHES BELOW THE BOTTOM OF THE CONTAINER.
- ALL WATERING BASINS SHALL RECEIVE A MINIMUM OF TWO (2) INCHES OF SHREDDED BARK MULCH. A ONE (1) CUBIC YARD SAMPLE OF MULCH TO BE USED SHALL BE DELIVERED TO THE SITE FOR INSPECTION BY THE OWNER/LANDSCAPE ARCHITECT.
- ALL STANDARD TREES SHALL BE DOUBLED STAKED AS PER DETAIL.
- PLANT COUNTS ARE FOR THE CONVENIENCE OF LANDSCAPE CONTRACTORS ONLY. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL NECESSARY PLANT MATERIAL TO FULFILL THE DESIGN INTENT OF THESE DRAWINGS.
- TWENTY FOUR (24) HOURS PRIOR TO PLANTING, CONTRACTOR SHALL CONTACT OWNER/LANDSCAPE ARCHITECT TO APPROVE ALL PLANT MATERIAL AND ITS INTENDED LOCATION ON SITE. PHOTOGRAPHS ARE REQUIRED FOR ALL 24" BOX OR LARGER TREES.
- THE LANDSCAPE CONTRACTOR SHALL LEAVE THE SITE IN A CLEAN CONDITION REMOVING ALL USED MATERIALS, TRASH, AND TOOLS ON A DAILY BASIS.
- LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTING AREAS FOR A PERIOD OF THIRTY (30) DAYS, GUARANTEE ALL SHRUBS FOR NINETY (90) DAYS AND ALL TREES FOR ONE (1) YEAR. GUARANTEE PERIOD FOR ALL TREES AND SHRUBS SHALL COMMENCE UPON WRITTEN APPROVAL OF THE OWNER AT THE END OF THE MAINTENANCE PERIOD OR EXTENSION THEREOF.
- LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY REPAIRS OR REPLACEMENT OF MATERIALS MADE NECESSARY THROUGH THE ACTION OR NEGLIGENCE OF HIS CREW.
- UPON COMPLETION OF ALL WORK OUTLINED IN THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL CONTACT THE OWNER/LANDSCAPE ARCHITECT AND ARRANGE FOR A WALK THROUGH TO DETERMINE THAT ALL ASPECTS OF WORK ARE COMPLETED. WORK MUST BE FULLY COMPLETED ACCORDING TO ALL PLANS AND SPECIFICATIONS AND MUST BE COMPLETED IN A GOOD WORKMANSHIP LIKE MANNER AND MUST BE ACCEPTED BY THE OWNER IN WRITING PRIOR TO THE COMMENCEMENT OF THE MAINTENANCE PERIOD.



MINIMUM PLANTING PIT SIZING			
1	GAL. CONTAINER	12"	DEEP x 18" DIAMETER
5	GAL. CONTAINER	18"	DEEP x 30" DIAMETER



B SHRUB PLANTING
SCALE:



PLANT LIST / LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES				
QUE AGR	QUERCUS AGRIFOLIA	COAST LIVE OAK	24"BOX	STANDARD
SHRUBS:				
CEA GRI	CEANOTHUS GLORIOSUS 'HURRICANE POINT'	WILD LILAC	5GAL	----
HET ARB	HETEROMELES ARBUTIFOLIA	TOYON	5GAL	----
SAL CLE	SALVIA CLEVELANDII	CLEVELAND SAGE	1GAL	----
GROUNDCOVERS				
A	BACCHARIS PILULARIS	DWARF COYOTE BRUSH	FROM FLATS 12" O.C. SPACING	
2" DEEP BARK CHIP MULCH IN ALL PLANTING AREA INCLUDING TREE PLANTING				
6'-0" DIA RING FOR BARK CHIP MULCH AROUND TREES				

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No.	Revision / Issue	Date
A	Issued For Review	04-02-07
B	Client Comments	8-7-07

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DARSONO CUNNINGHAM
R.L.A. 2418
Exp. 7/31/08
STATE OF CALIFORNIA

Project	05102.11
Date	04-02-07
Drawn By	darsono
Checked By	d.d.a.
Scale	1"=10'-0"

Mitchell J. Architecture

L-102